

Garage (Detached) -or- Shed

6/2011

Information for private detached garages and sheds accessory to one and two family dwellings.

Contact the Community Planning & Building Department with questions for construction and zoning requirements

BUILDING PERMIT APPLICATION & SITE PLAN

- Submit one site plan and one set of building plans for review and approval.
- Building Permit fees are based on the area of the structure. Call for permit fee estimates.

LIMITATIONS

- A hard surfaced driveway (concrete or asphalt) shall be provided to all garages.
- A floating slab foundation is limited to 1010 square feet and one story (see illustration).
- Top of slab shall be a minimum 6" above grade.
- All sod and organic matter shall be removed from the slab area prior to inspection.
- Footings - continuous frost footings minimum 8" wide and 42" below finished grade are required for any of the following conditions:
 - Detached garages within 10' of the dwelling
 - Masonry veneer, concrete block walls and concrete walls.
- Height Limitations
 - Detached garages are limited to 14' maximum height (mean elevation).
 - Sheds are limited to 12' maximum height (mean elevation).
 - Detached garage peak height may not exceed the height of the dwelling on the same lot.
- Maximum shed door width of 6' or a hard surfaced driveway is required.
- Shed foundations may be of treated wood materials.
- Structures shall be anchored to a foundation or to the ground.
- Structures may not be constructed in an easement
- Location and Size Limitations
 - Location shall be behind the primary structure (dwelling)
 - Accessory structures (in total) may not occupy more than 10% of the total square footage of the lot, however, all conforming lots shall be permitted up to 720 square feet of detached accessory building use.
 - No single accessory building shall exceed 1010 square feet in size.
 - All accessory buildings shall be a minimum of 3' from lot lines and a minimum 5' from an alley right-of-way.
 - Garages which front an alley shall have a setback of 7' or a minimum of 18' from the alley right-of-way.
 - Accessory structures less than 10' from a dwelling shall be provided with 5/8" "X" sheetrock throughout the interior, including the walls and ceilings. Openings in walls parallel to and within 10' of a dwelling shall be fire-rated.
 - Accessory structures on corner lots shall conform to the front yard setback regulation on both streets.
- Overhead Electrical Service must maintain a minimum 3' vertical clearance above roof.

ADDITIONAL PERMITS REQUIRED

- Separate Electrical, Mechanical, and Plumbing Permits are required for work performed in these trades. For example:
 - **Electrical:** If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required.
 - **Mechanical:** Suspended gas fired heater, gas piping or HVAC work.

- **Plumbing:** Installation of a floor drain or other plumbing work.
- Contractors licensed in the respective trade must obtain these permits and perform the work.
- A homeowner may qualify to obtain plumbing and electrical permits and perform the respective work through testing. Inquire at the Community Planning & Building Department.

ADDITIONAL PLANS AND INFORMATION REQUIRED FOR:

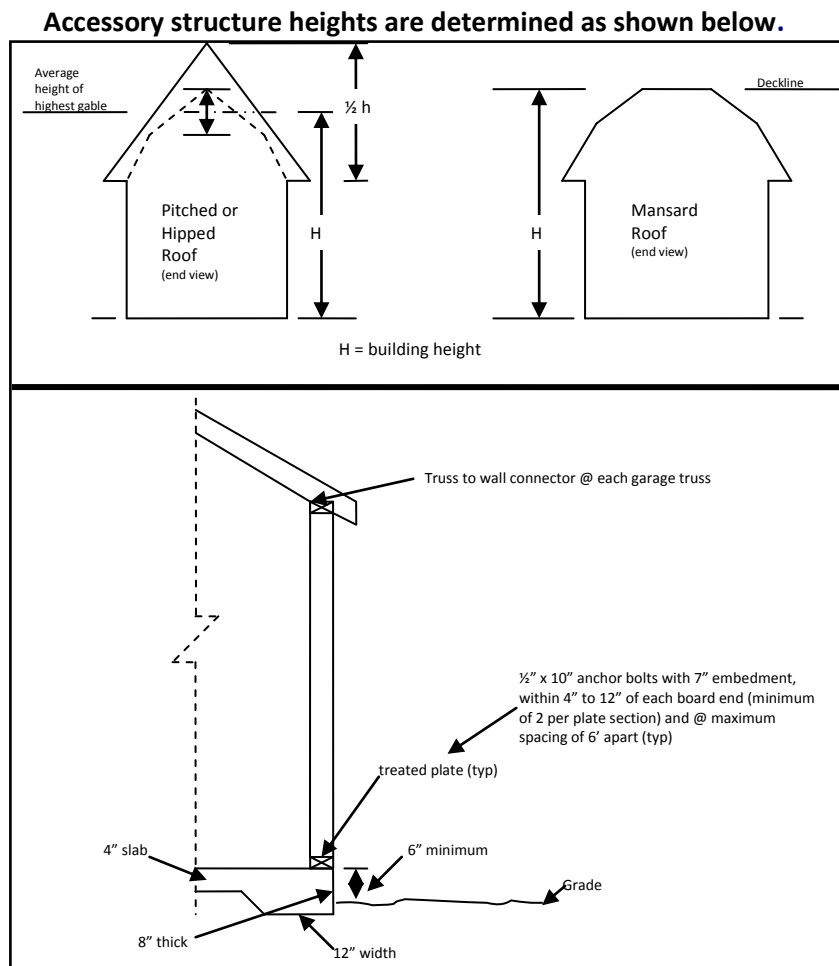
- Gambrel roof or unconventional roof framing
- Attic storage area and/or stairs to storage area
- Any use other than a building accessory to one and two family dwellings

INSPECTIONS REQUIRED

- Footings and/or slab when excavation is complete and forms are set and before concrete is poured
- Rough Electrical, Mechanical, and Plumbing, (when applicable) before insulation or wall covering
- Rough Frame before insulation or wall covering
- Final Inspection prior to use. **Certificate of Occupancy** is required.

Ankeny Municipal Code, Zoning Ordinance Chapter 190.

48. Height of building. "Height of building" means the vertical distance from the grade to the highest roof surface.



Floating slab & construction detail depicted is for accessory structures as applicable.